Record + Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jing QI Mei
8207 Sawyer Brown Rd J-8
Nashville, Tennessee 37221

Karen Johnson Davidson County
Batch# 567755 **DEEDWARR**
02/04/2021 08:39:23 AM 3 pgs
Fees: $18.00 Taxes: $962.00

20210204-0016046

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP	**142-01**
GROUP	**A**
PARCEL	**064.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David B. Johnson and Donna T. Johnson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Jing QI Mei and Xuhan Zhang, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to David B. Johnson and Donna T. Johnson by deed dated 07/14/1972 from Haury & Smith Contractors, Inc., a Tennessee corporation of record in Book 4619, page 935, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **8207 Sawyer Brown Rd J-8, Nashville, Tennessee 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and

assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the **1st** day of **February, 2021.**

David B. Johnson

Donna T. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David B. Johnson and Donna T. Johnson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of February, 2021.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/2/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $260,000.00
$ 260,000.00

AFFIANT

Subscribed and sworn to before me on this 1st day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 9-2-2024

#21-9491

Exhibit "A"

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT NO. J-8, TOGETHER WITH THE CARPORT DESIGNATED NO. J-8-C, IN RIVER PLANTATIONS, SECTION ONE, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON HIGHWAY 70 SOUTH, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATIONS, SECTION ONE, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 4460, PAGE 59, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED, RECORDED IN BOOK 4562, PAGE 474, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, CO-OWNERS, AND TENANTS OF RIVER PLANTATIONS, SECTION ONE, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED, AND THE BY-LAWS APPENDED THERETO, RECORDED IN BOOK 4562, PAGE 474, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.